

# \$546,000 - 6956 76 Avenue, Edmonton

MLS® #E4401251

**\$546,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Girard Industrial, Edmonton, AB

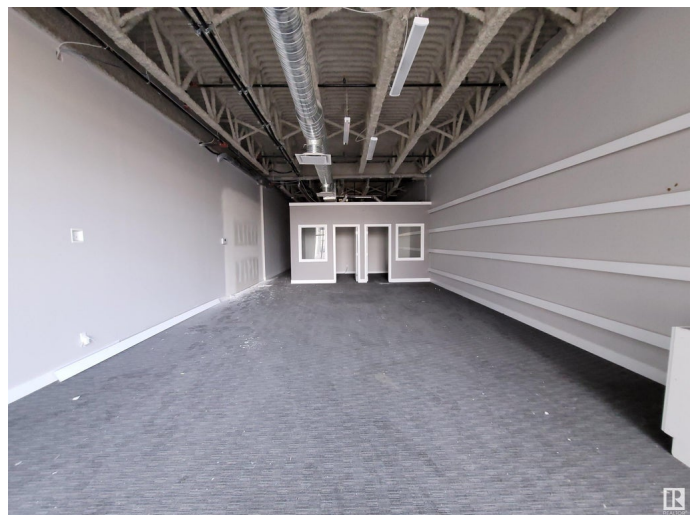
Prime retail/office space available immediately for sale/lease in Regency Argyll Plaza, located in a high-traffic area with excellent visibility at the crossing of Argyll Road and 76 Avenue NW, opposite to Pure Casino. The plaza is 80% full. Affordable lease rate, and low common area cost/condo fee, this space is ideal for a wide range of businesses. Ample scrambled parking on site. This location offers easy access to major freeways. This space is fully developed with 2 8x10 offices and 1 10x16 office/ boardroom, a lunch area, and a washroom, finished with carpet and tile flooring. Suitable as a retail business/showroom or any professional office. Please explore the opportunity to establish your business in this prime location.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4401251  |
| Price      | \$546,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2014      |
| Type       | Retail    |
| Status     | Active    |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 6956 76 Avenue    |
| Area        | Edmonton          |
| Subdivision | Girard Industrial |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 0M6           |

### **Exterior**

|              |                       |
|--------------|-----------------------|
| Exterior     | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2024 |
| Days on Market | 267              |
| Zoning         | Zone 41          |

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Listing information last updated on May 2nd, 2025 at 1:32pm MDT